HOUSING MARKET INFORMATION

# HOUSING NOW
## Saskatoon CMA

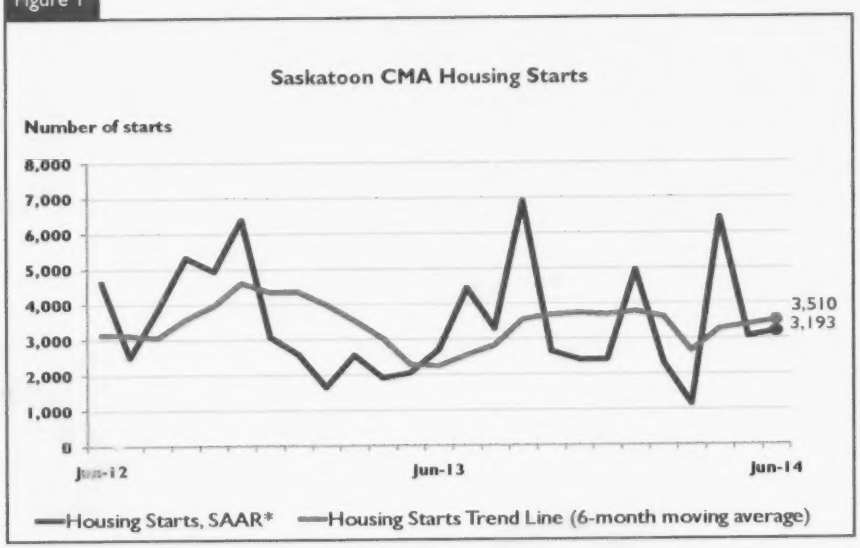
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2014

## Highlights

- Total housing starts trended higher in the second quarter
- Residential sales moved higher, but resale price growth remained modest
- Economic and demographic factors remain supportive of housing demand

Figure 1




* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

### Table of Contents


1 Highlights
2 New Home Market
3 Existing Home Market
4 Economy at a Glance
5 Maps of Saskatoon
11 Housing Now Report Tables
12 Housing Starts (SAAR and Trend)
13 Summary by Market
19 Starts
23 Completions
26 Absorptions
27 Average Price
28 MLS® Activity
29 Economic Indicators



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## New Home Market

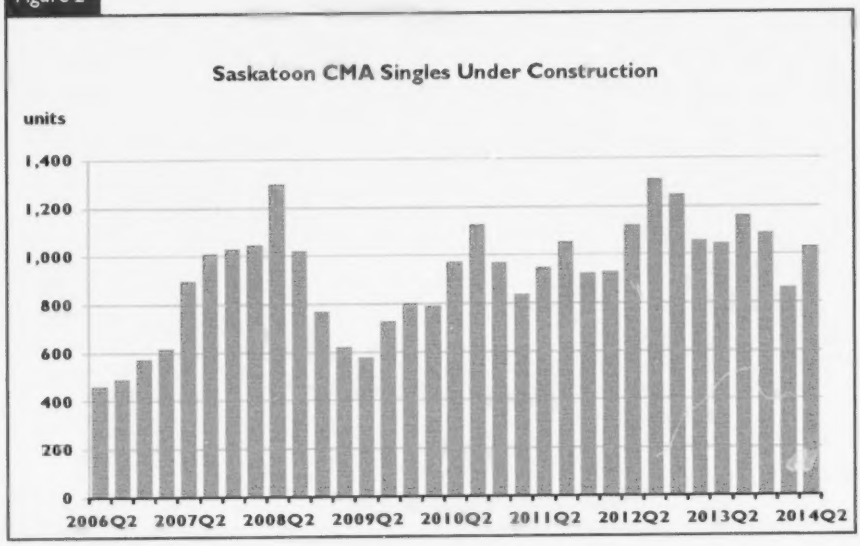
Housing starts in the Saskatoon Census Metropolitan Area (CMA) were trending at 3,510 units in June compared to 3,378 in May and 3,272 in April, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

Actual housing starts in the Saskatoon CMA numbered 1,159 units in the second quarter of 2014, up 84 per cent from 629 in the same period one year earlier. While both the single-detached and multi-family sectors posted year-over-year increases, the gain was most pronounced among multi-family starts, which rose to 600 units in the quarter compared 190 in the second quarter of 2013. Strong job growth and elevated net migration over the past two years have supported new home demand, particularly for lower priced options such as condominium apartments whose production has risen so far this year across many neighbourhoods within the CMA.

During the second quarter, local builders began construction on 559 single-detached homes, 27 per cent more than the 439 units started in the same period of 2013. Each month in the quarter recorded a year-over-year increases in starts, with April posting the largest gain from the previous year. Continued employment growth, population gains, and declining inventory have prompted a faster pace of single-detached starts so far this year.

A total of 388 single-detached homes were completed in the second quarter, down 14 per cent from 452 units in the corresponding period one year prior. By comparison, 447 single-detached units were absorbed in the quarter, 4.5 per cent less than a year earlier. With absorptions surpassing completions, the inventory of single-detached units declined to 215 in June, down 9.7 per cent from 238 in June 2013. The reduction in inventory was led by spec homes, which declined 12 per cent from the previous year. Despite the overall reduction, single-detached inventory was still higher than the five-year average of 161 units and continues to be dominated by spec homes.

Figure 2



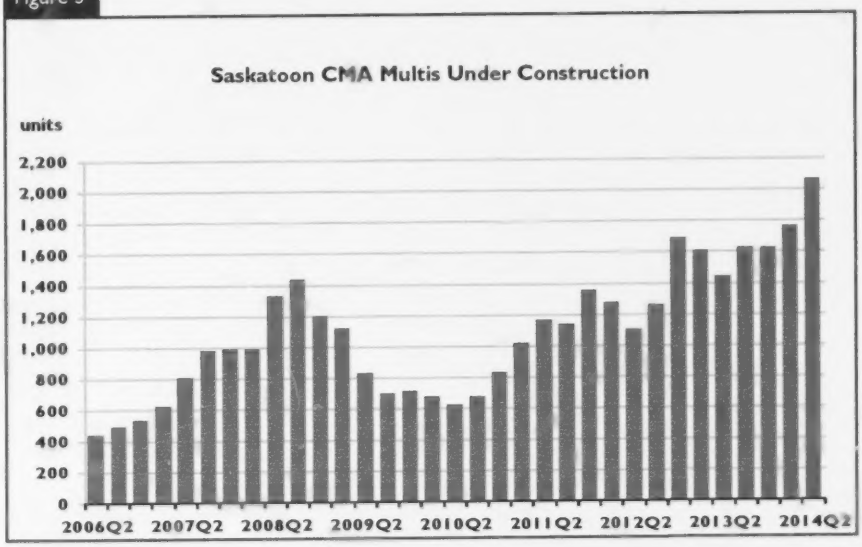

Source: CMHC

At $446,748, the average absorbed price for a new single-detached home in Saskatoon was 4.9 per cent higher in the second quarter of 2014 than one year earlier. Much like in the previous quarter, the gain was larger than the increase in contractor selling prices measured by Statistics Canada's New House Price Index (NHPI), which rose by an average 3.1 per cent year-over-year through May. Composition contributed to the increase in the average absorbed price as the share of homes selling below $350,000 declined to 17 per cent of total sales in the second quarter, compared to 32 per cent in same period a year earlier.

Multi-family starts in Saskatoon, which include semi-detached units, rows, and apartments, totalled 600 units in the second quarter of 2014, up significantly from the 190 initiated in the same period of 2013. Of this total, 71 per cent or 426 units were intended for the ownership market, while the remaining 29 per cent were for rental tenure. While each of the three months in the quarter posted year-over-year gains in starts, April had by far the largest increase due to a higher number of condominium apartment starts.

A total of 290 multi-family homes were completed for the ownership market in the second quarter, down 18 per cent from 353 in the same period of 2013. By comparison, there were 278 multi-family units absorbed in the ownership market in the second quarter, 20 per cent more than in the corresponding period a year earlier. Although completions slightly out-numbered absorptions in the second quarter, multi-family inventory

Figure 3




Source: CMHC

moved lower on a year-over-year basis, reaching 228 units by mid-year and down 12.6 per cent from 261 units in June 2013. Among this inventory, condominium apartments represented the largest share with 100 units, followed by rows and then semi-detached units. With declining inventory, local builders increased the number of multi-family units under construction for ownership and rental markets to 2,065 in June, 43 per cent more than in June 2013. As these units reach completion, gradual upward pressure on inventory can be expected in the coming months.

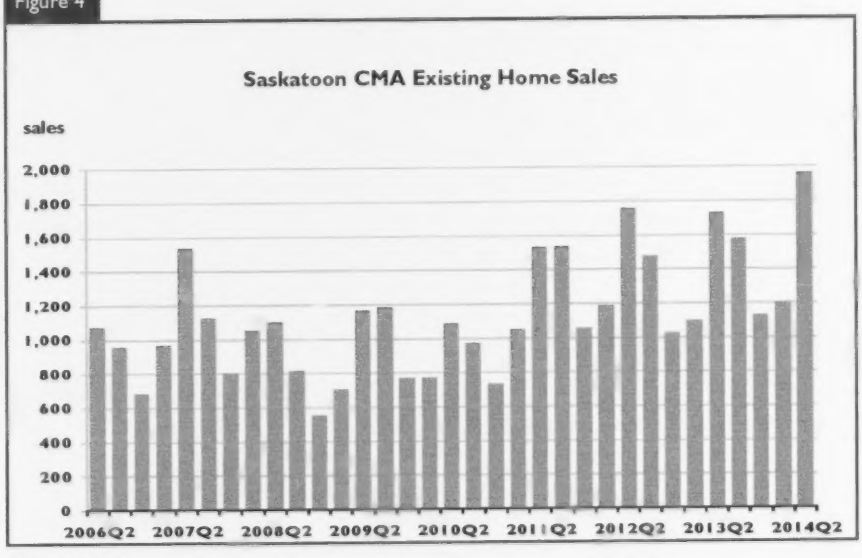
## Existing Home Market

Residential MLS® sales in the Saskatoon CMA rose to a quarterly record of 1,962 transactions from April through June 2014. This represents a 13.4 per cent increase from the 1,730 sales recorded in the same period one year prior. Continued employment growth, low mortgage rates, and elevated net migration over the past two years have supported resale demand during the first half of this year. Each month in the second quarter posted year-over-year gains, with the largest increase recorded in May. On a seasonally-adjusted basis, residential MLS® sales in Saskatoon also increased in the second quarter from the first quarter of 2014.

Active listings in Saskatoon's resale market averaged 2,799 units in the second quarter of 2014, up 10 per cent from 2,539 in the same period one year prior. The increase was supported by a gain in new listings, which rose to a quarterly record of 3,969 units, 11 per cent higher than in the same quarter the previous year. Discussions with industry indicate that move-up buying and the growing number of newly constructed homes being listed on the MLS® have led to an increase in active listings. However, with demand closely matching the pace of supply, the sales-to-active listings ratio averaged 23 per cent in the second quarter, relatively unchanged from a year earlier. Meanwhile, average days on market rose slightly in the second quarter of 2014 to 43 from 41 in the same period of 2013.

Saskatoon's MLS® residential price was little changed at an average of $341,103 in the second quarter, compared to $340,702 in the same period of 2013. On a seasonally-adjusted basis, the average resale price in Saskatoon increased slightly in the second quarter from the first quarter of 2014.

Figure 4



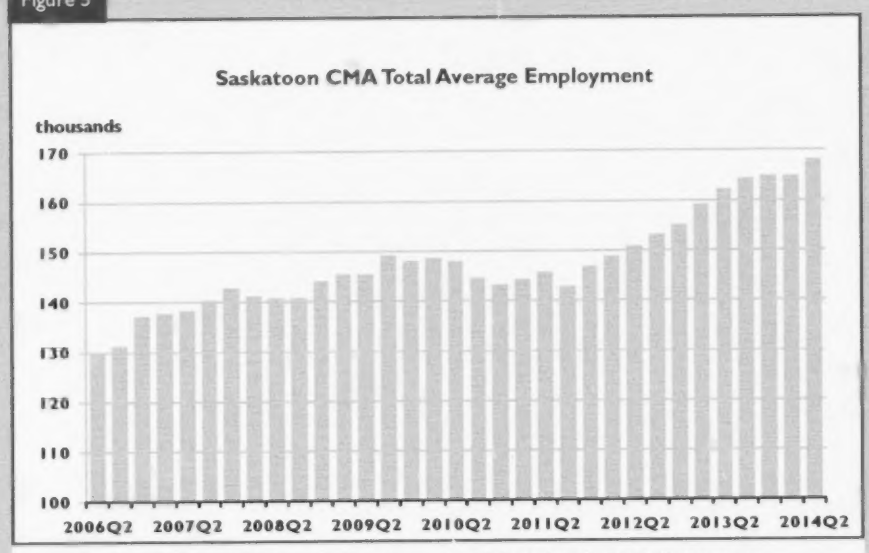

Source: CREA

## Economy at a Glance

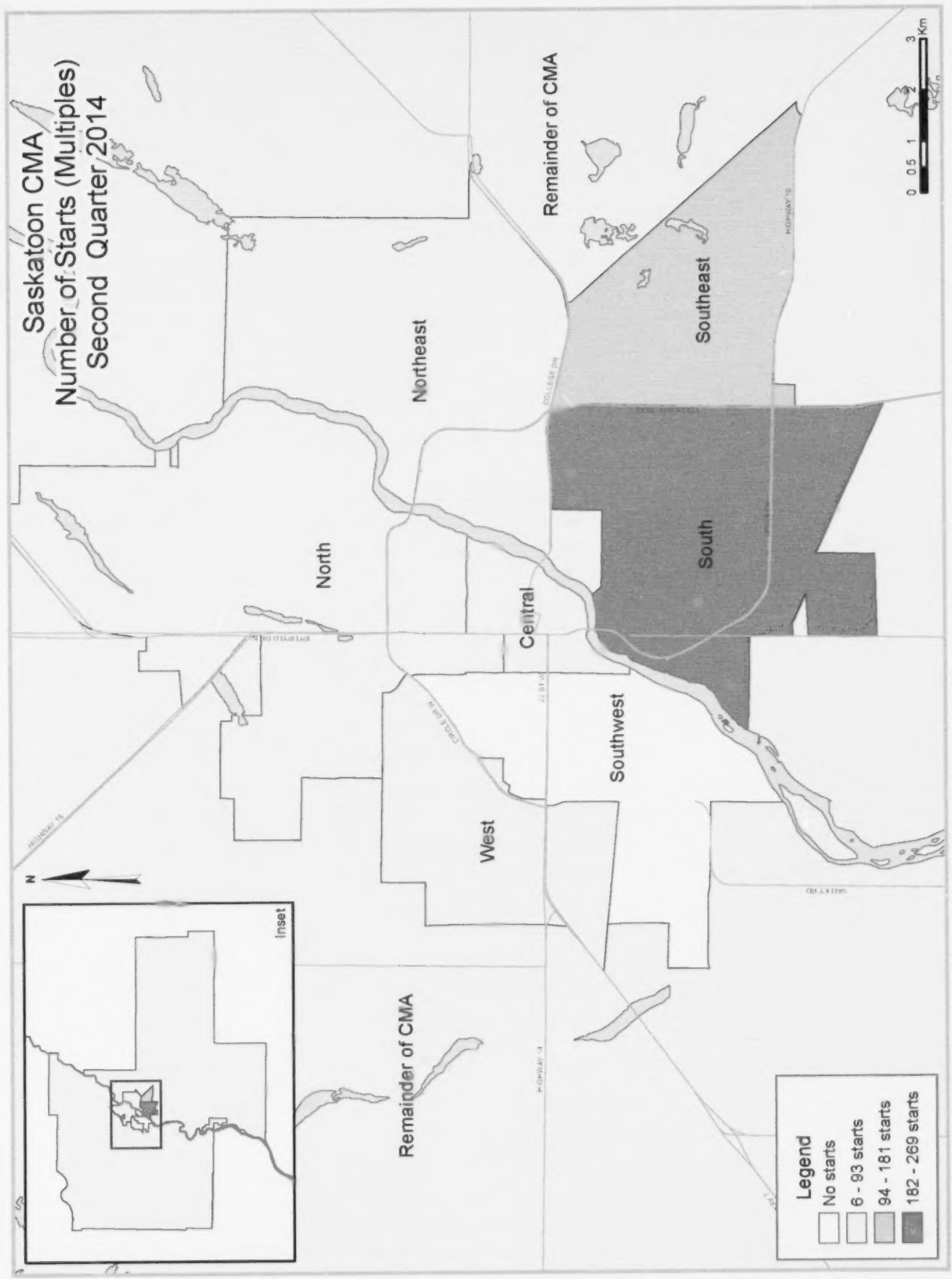
Average employment in Saskatoon expanded in the second quarter to 167,300 positions, up four per cent from the 160,900 people working in the second quarter of 2013. This represents an addition of 6,400 new jobs to the end of June, of which 44 per cent or 2,800 positions were full-time. Investments in residential, industrial and commercial projects have contributed to the rise in employment. With additions to the labour force trailing the pace of employment expansion, Saskatoon's seasonally-adjusted unemployment rate declined to 3.8 per cent in the second quarter from 4.6 per cent in the first quarter of 2014. With part-time job growth outpacing increases in full-time employment through June, average weekly earnings increased marginally to $950, compared to $946 in the corresponding period one year prior. On a seasonally adjusted basis, employment has been gradually moving higher and reached its highest level on record in June.

After declining by 9.4 per cent in 2013, total net migration to Saskatchewan expanded during the first three months of 2014 to 3,874 people, up nearly 40 per cent from 2,789 in the corresponding period a year earlier. The gain can be attributed to an increase in net international and inter-provincial migration. A total of 2,801 international migrants arrived in Saskatchewan during the first quarter of 2014, 53 per cent more than the 1,832 people in the first three months of 2013. Similarly, Saskatchewan gained 794 people from other Canadian provinces during the first quarter of 2014, compared to a loss of 339 migrants in the same period one year prior. In contrast, a total of 279 non-permanent residents arrived in the province during the first quarter of 2014, down 78 per cent from 1,296 people in the same quarter one year prior. On balance, net migration to Saskatchewan remains a positive contributor to new household formation and housing demand in the province.

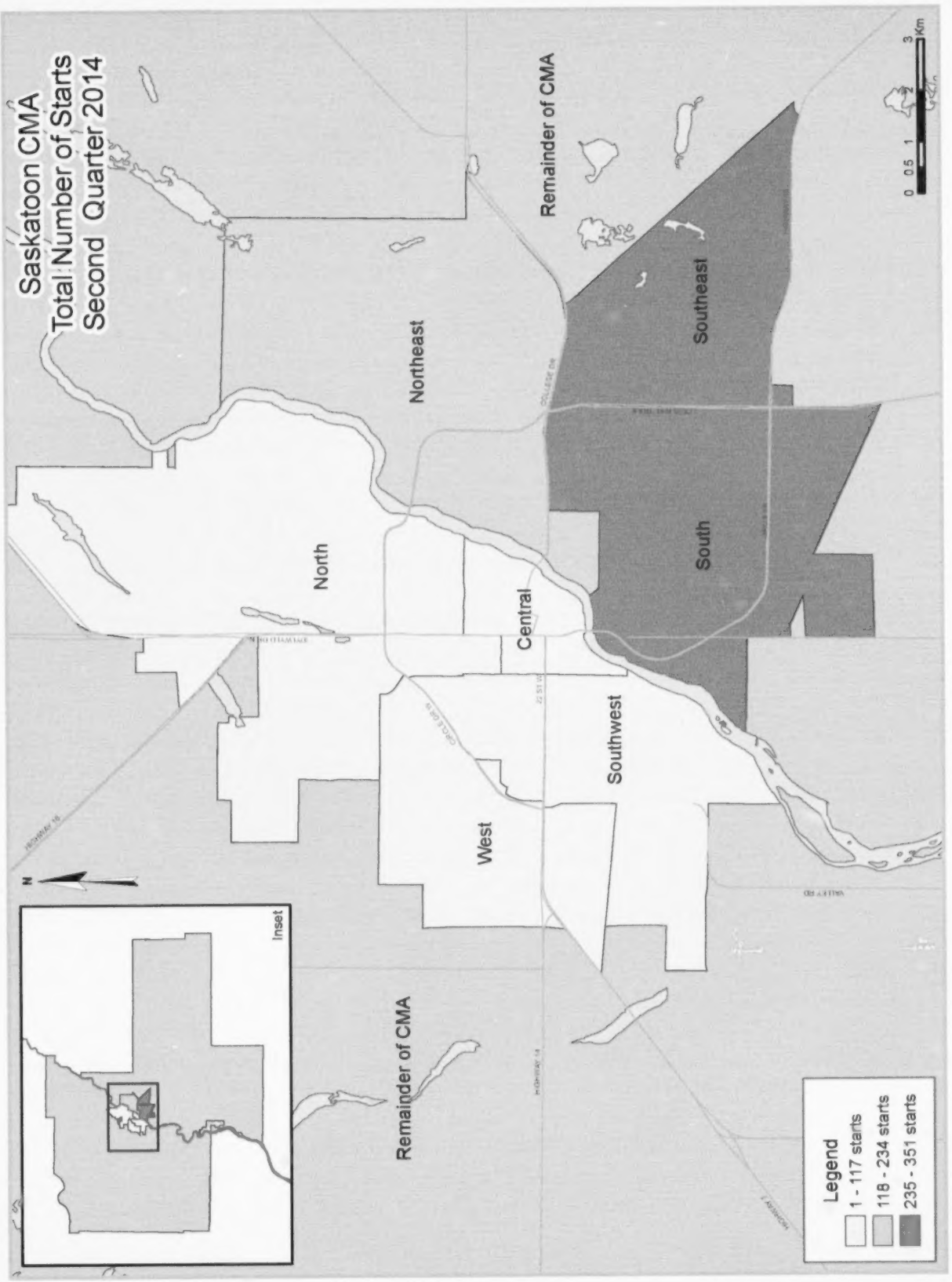
Figure 5

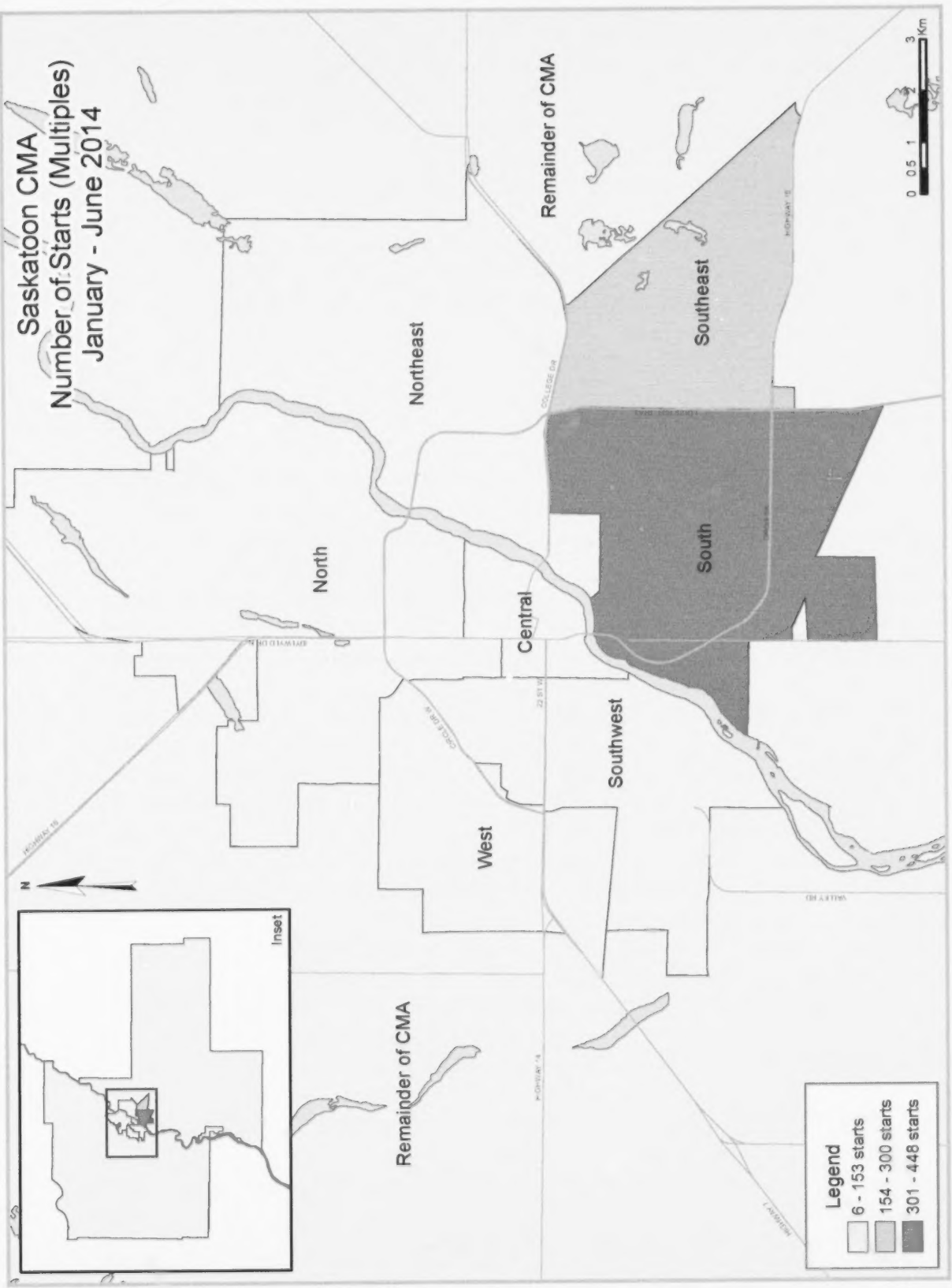


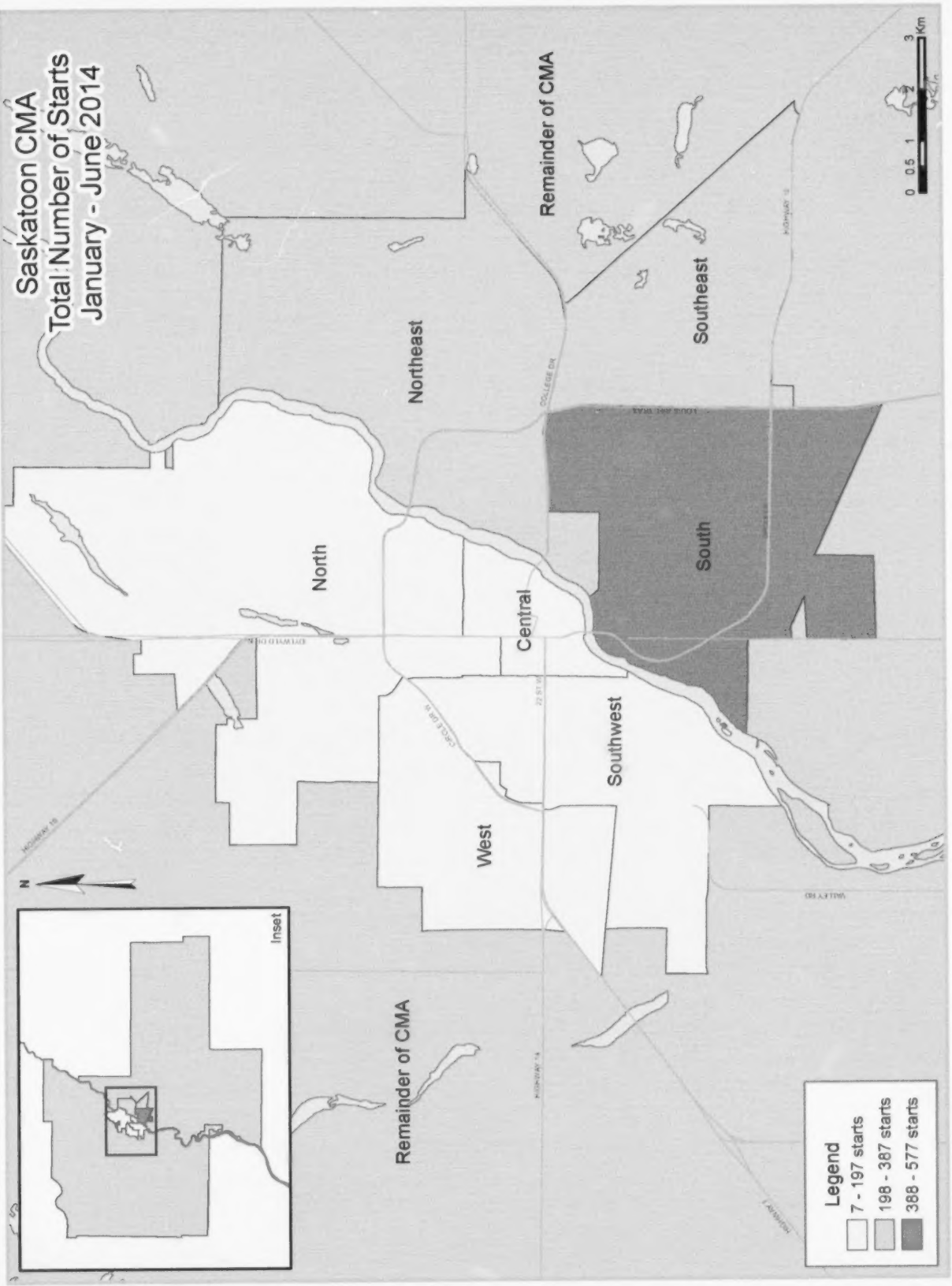

Source: Statistics Canada, Saskatoon SA Employment, All Ages (15+), Total, Both sexes

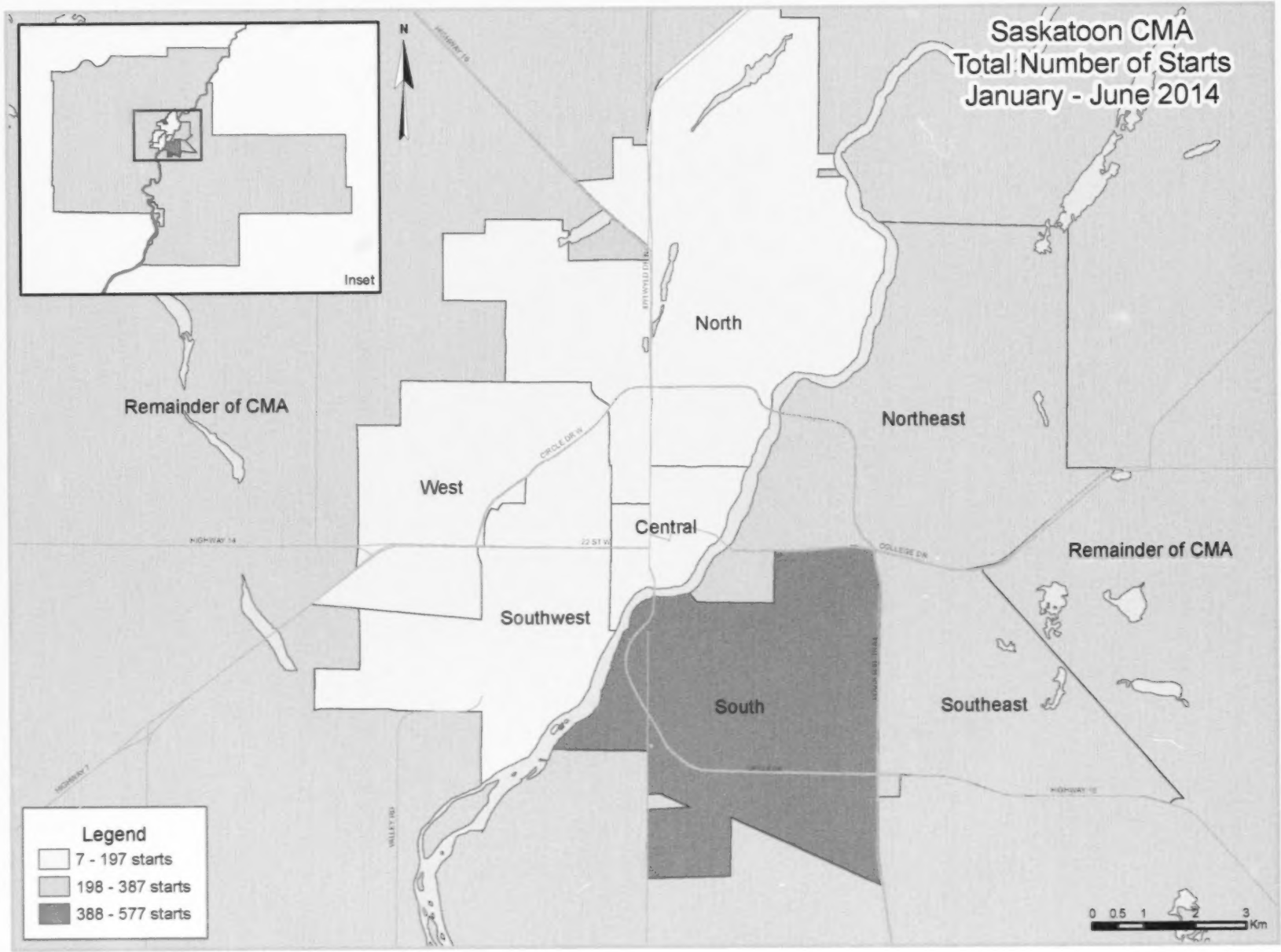

Saskatoon CMA
Number of Starts (Multiples)
Second Quarter 2014
Northeast
North
Central
West
Southwest
South
Southeast
Remainder of CMA
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
6 - 93 starts
94 - 181 starts
182 - 269 starts

Saskatoon CMA
Number of Starts (Singles)
Second Quarter 2014
North
Northeast
Remainder of CMA
Southeast
South
Central
Southwest
West
Remainder of CMA
Inset
Legend
1 - 52 starts
53 - 104 starts
105 - 156 starts
0 0.5 1 2 3 Km


Saskatoon CMA
Total Number of Starts
Second Quarter 2014
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 3 Km
Legend
1 - 117 starts
118 - 234 starts
235 - 351 starts


Saskatoon CMA
Number of Starts (Multiples)
January - June 2014
Northeast
North
Central
West
Southwest
South
Southeast
Remainder of CMA
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
6 - 153 starts
154 - 300 starts
301 - 448 starts


Saskatoon CMA
Total Number of Starts
January - June 2014
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
7 - 197 starts
198 - 387 starts
388 - 577 starts


Saskatoon CMA
Total Number of Starts
January - June 2014
Inset
N
North
Northeast
Remainder of CMA
West
Central
Remainder of CMA
Southwest
South
Southeast
Legend
7 - 197 starts
198 - 387 starts
388 - 577 starts
0 0.5 1 2 3
Km

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

| | |
|---|---|
| 1 | Housing Starts (SAAR and Trend) |
| 1.1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.3 | History of Housing Activity (once a year) |
| 2.2 | Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
| 2.5 | Starts by Submarket and by Intended Market – Year-to-Date |
| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

## Table 1: Housing Starts (SAAR and Trend)
## Second Quarter 2014

| Saskatoon CMA[1] | Annual | | Monthly SAAR | | | Trend[2] | | |
|---|---|---|---|---|---|---|---|---|
| | 2012 | 2013 | Apr. 2014 | May 2014 | June 2014 | Apr. 2014 | May 2014 | June 2014 |
| Single-Detached | 2,025 | 1,658 | 2,038 | 1,695 | 1,741 | 1,416 | 1,470 | 1,548 |
| Multiples | 1,728 | 1,322 | 4,380 | 1,368 | 1,452 | 1,856 | 1,908 | 1,962 |
| Total | 3,753 | 2,980 | 6,418 | 3,063 | 3,193 | 3,272 | 3,378 | 3,510 |

| | Quarterly SAAR | | Actual | | | YTD | | |
|---|---|---|---|---|---|---|---|---|
| | 2014 Q1 | 2014 Q2 | 2013 Q2 | 2014 Q2 | % change | 2013 Q2 | 2014 Q2 | % change |
| Single-Detached | 1,184 | 1,699 | 439 | 559 | 27.3% | 723 | 778 | 7.6% |
| Multiples | 1,524 | 840 | 190 | 600 | 215.8% | 371 | 981 | 164.4% |
| Total | 2,708 | 2,539 | 629 | 1,159 | 84.3% | 1,094 | 1,759 | 60.8% |

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

## Table 1.1: Housing Activity Summary of Saskatoon CMA Second Quarter 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| Q2 2014 | 559 | 36 | 16 | 0 | 104 | 270 | 4 | 170 | 1,159 |
| Q2 2013 | 438 | 26 | 7 | 1 | 97 | 60 | 0 | 0 | 629 |
| % Change | 27.6 | 38.5 | 128.6 | -100.0 | 7.2 | ** | n/a | n/a | 84.3 |
| Year-to-date 2014 | 777 | 56 | 16 | 0 | 152 | 469 | 5 | 284 | 1,759 |
| Year-to-date 2013 | 722 | 48 | 16 | 1 | 136 | 151 | 0 | 20 | 1,094 |
| % Change | 7.6 | 16.7 | 0.0 | -100.0 | 11.8 | ** | n/a | ** | 60.8 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| Q2 2014 | 1,027 | 134 | 21 | 0 | 362 | 1,043 | 17 | 489 | 3,093 |
| Q2 2013 | 1,040 | 102 | 46 | 3 | 224 | 841 | 0 | 232 | 2,488 |
| % Change | -1.3 | 31.4 | -54.3 | -100.0 | 61.6 | 24.0 | n/a | 110.8 | 24.3 |
| **COMPLETIONS** | | | | | | | | | |
| Q2 2014 | 387 | 58 | 19 | 0 | 113 | 100 | 9 | 0 | 686 |
| Q2 2013 | 446 | 44 | 14 | 5 | 60 | 235 | 1 | 0 | 805 |
| % Change | -13.2 | 31.8 | 35.7 | -100.0 | 88.3 | -57.4 | ** | n/a | -14.8 |
| Year-to-date 2014 | 831 | 104 | 27 | 0 | 139 | 266 | 13 | 0 | 1,380 |
| Year-to-date 2013 | 899 | 80 | 19 | 28 | 103 | 381 | 35 | 0 | 1,545 |
| % Change | -7.6 | 30.0 | 42.1 | -100.0 | 35.0 | -30.2 | -62.9 | n/a | -10.7 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| Q2 2014 | 214 | 52 | 22 | 1 | 54 | 100 | n/a | n/a | 443 |
| Q2 2013 | 223 | 32 | 4 | 15 | 31 | 194 | n/a | n/a | 499 |
| % Change | -4.0 | 62.5 | ** | -93.3 | 74.2 | -48.5 | n/a | n/a | -11.2 |
| **ABSORBED** | | | | | | | | | |
| Q2 2014 | 447 | 47 | 8 | 0 | 106 | 117 | n/a | n/a | 725 |
| Q2 2013 | 456 | 49 | 17 | 12 | 62 | 103 | n/a | n/a | 699 |
| % Change | -2.0 | -4.1 | -52.9 | -100.0 | 71.0 | 13.6 | n/a | n/a | 3.7 |
| Year-to-date 2014 | 846 | 88 | 12 | 3 | 136 | 192 | n/a | n/a | 1,277 |
| Year-to-date 2013 | 798 | 83 | 23 | 20 | 108 | 164 | n/a | n/a | 1,196 |
| % Change | 6.0 | 6.0 | -47.8 | -85.0 | 25.9 | 17.1 | n/a | n/a | 6.8 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## Second Quarter 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Central** | | | | | | | | | |
| Q2 2014 | 1 | 2 | 0 | 0 | 0 | 4 | 0 | 0 | 7 |
| Q2 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **South** | | | | | | | | | |
| Q2 2014 | 82 | 12 | 0 | 0 | 18 | 83 | 0 | 156 | 351 |
| Q2 2013 | 85 | 12 | 0 | 0 | 7 | 24 | 0 | 0 | 128 |
| **Southeast** | | | | | | | | | |
| Q2 2014 | 124 | 0 | 0 | 0 | 0 | 159 | 0 | 0 | 283 |
| Q2 2013 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| **Northeast** | | | | | | | | | |
| Q2 2014 | 123 | 4 | 0 | 0 | 26 | 0 | 0 | 14 | 167 |
| Q2 2013 | 88 | 2 | 0 | 1 | 54 | 0 | 0 | 0 | 145 |
| **North** | | | | | | | | | |
| Q2 2014 | 4 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| Q2 2013 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **South/West** | | | | | | | | | |
| Q2 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Q2 2013 | 2 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **West** | | | | | | | | | |
| Q2 2014 | 68 | 0 | 0 | 0 | 44 | 0 | 0 | 0 | 112 |
| Q2 2013 | 96 | 0 | 0 | 0 | 16 | 36 | 0 | 0 | 148 |
| **Remainder of the CMA** | | | | | | | | | |
| Q2 2014 | 156 | 10 | 16 | 0 | 16 | 24 | 4 | 0 | 226 |
| Q2 2013 | 106 | 6 | 7 | 0 | 20 | 0 | 0 | 0 | 139 |
| **Saskatoon CMA** | | | | | | | | | |
| Q2 2014 | 559 | 36 | 16 | 0 | 104 | 270 | 4 | 170 | 1,159 |
| Q2 2013 | 438 | 26 | 7 | 1 | 97 | 60 | 0 | 0 | 629 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## Second Quarter 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Central** | | | | | | | | | |
| Q2 2014 | 4 | 2 | 0 | 0 | 0 | 8 | 0 | 0 | 14 |
| Q2 2013 | 2 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 8 |
| **South** | | | | | | | | | |
| Q2 2014 | 175 | 52 | 5 | 0 | 20 | 236 | 0 | 455 | 943 |
| Q2 2013 | 180 | 36 | 0 | 0 | 50 | 244 | 0 | 0 | 510 |
| **Southeast** | | | | | | | | | |
| Q2 2014 | 206 | 2 | 0 | 0 | 2 | 228 | 0 | 0 | 438 |
| Q2 2013 | 172 | 4 | 0 | 0 | 0 | 69 | 0 | 0 | 245 |
| **Northeast** | | | | | | | | | |
| Q2 2014 | 259 | 18 | 0 | 0 | 195 | 398 | 13 | 14 | 897 |
| Q2 2013 | 246 | 16 | 0 | 3 | 113 | 251 | 0 | 0 | 629 |
| **North** | | | | | | | | | |
| Q2 2014 | 7 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| Q2 2013 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **South/West** | | | | | | | | | |
| Q2 2014 | 3 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| Q2 2013 | 4 | 12 | 9 | 0 | 0 | 0 | 0 | 192 | 217 |
| **West** | | | | | | | | | |
| Q2 2014 | 112 | 2 | 0 | 0 | 93 | 131 | 0 | 20 | 358 |
| Q2 2013 | 211 | 8 | 0 | 0 | 41 | 214 | 0 | 40 | 514 |
| **Remainder of the CMA** | | | | | | | | | |
| Q2 2014 | 261 | 20 | 16 | 0 | 52 | 42 | 4 | 0 | 395 |
| Q2 2013 | 224 | 20 | 33 | 0 | 20 | 63 | 0 | 0 | 360 |
| **Saskatoon CMA** | | | | | | | | | |
| Q2 2014 | 1,027 | 134 | 21 | 0 | 362 | 1,043 | 17 | 489 | 3,093 |
| Q2 2013 | 1,040 | 102 | 46 | 3 | 224 | 841 | 0 | 232 | 2,488 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: Housing Activity Summary by Submarket**
**Second Quarter 2014**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Central** | | | | | | | | | |
| Q2 2014 | 2 | 4 | 0 | 0 | 16 | 0 | 0 | 0 | 22 |
| Q2 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **South** | | | | | | | | | |
| Q2 2014 | 82 | 24 | 15 | 0 | 0 | 45 | 4 | 0 | 170 |
| Q2 2013 | 81 | 12 | 0 | 0 | 21 | 20 | 1 | 0 | 135 |
| **Southeast** | | | | | | | | | |
| Q2 2014 | 70 | 4 | 0 | 0 | 2 | 0 | 0 | 0 | 76 |
| Q2 2013 | 47 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 59 |
| **Northeast** | | | | | | | | | |
| Q2 2014 | 84 | 2 | 0 | 0 | 45 | 0 | 4 | 0 | 135 |
| Q2 2013 | 112 | 10 | 0 | 5 | 17 | 140 | 0 | 0 | 284 |
| **North** | | | | | | | | | |
| Q2 2014 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Q2 2013 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **South/West** | | | | | | | | | |
| Q2 2014 | 5 | 4 | 0 | 0 | 0 | 0 | 1 | 0 | 10 |
| Q2 2013 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **West** | | | | | | | | | |
| Q2 2014 | 42 | 6 | 0 | 0 | 0 | 55 | 0 | 0 | 103 |
| Q2 2013 | 67 | 0 | 0 | 0 | 2 | 75 | 0 | 0 | 144 |
| **Remainder of the CMA** | | | | | | | | | |
| Q2 2014 | 100 | 10 | 4 | 0 | 50 | 0 | 0 | 0 | 164 |
| Q2 2013 | 137 | 12 | 14 | 0 | 8 | 0 | 0 | 0 | 171 |
| **Saskatoon CMA** | | | | | | | | | |
| Q2 2014 | 387 | 58 | 19 | 0 | 113 | 100 | 9 | 0 | 686 |
| Q2 2013 | 446 | 44 | 14 | 5 | 60 | 235 | 1 | 0 | 805 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## Second Quarter 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Central** | | | | | | | | | |
| Q2 2014 | 0 | 3 | 4 | 0 | 0 | 0 | n/a | n/a | 7 |
| Q2 2013 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **South** | | | | | | | | | |
| Q2 2014 | 42 | 23 | 13 | 0 | 0 | 1 | n/a | n/a | 79 |
| Q2 2013 | 38 | 16 | 0 | 13 | 0 | 9 | n/a | n/a | 76 |
| **Southeast** | | | | | | | | | |
| Q2 2014 | 48 | 2 | 0 | 1 | 0 | 7 | n/a | n/a | 58 |
| Q2 2013 | 43 | 4 | 0 | 0 | 1 | 26 | n/a | n/a | 74 |
| **Northeast** | | | | | | | | | |
| Q2 2014 | 54 | 8 | 0 | 0 | 29 | 74 | n/a | n/a | 165 |
| Q2 2013 | 72 | 3 | 0 | 2 | 11 | 145 | n/a | n/a | 233 |
| **North** | | | | | | | | | |
| Q2 2014 | 0 | 4 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| Q2 2013 | 1 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| **South/West** | | | | | | | | | |
| Q2 2014 | 1 | 2 | 0 | 0 | 0 | 2 | n/a | n/a | 5 |
| Q2 2013 | 0 | 4 | 0 | 0 | 0 | 2 | n/a | n/a | 6 |
| **West** | | | | | | | | | |
| Q2 2014 | 39 | 6 | 0 | 0 | 17 | 10 | n/a | n/a | 72 |
| Q2 2013 | 20 | 0 | 0 | 0 | 18 | 12 | n/a | n/a | 50 |
| **Remainder of the CMA** | | | | | | | | | |
| Q2 2014 | 30 | 4 | 5 | 0 | 8 | 6 | n/a | n/a | 53 |
| Q2 2013 | 48 | 3 | 4 | 0 | 1 | 0 | n/a | n/a | 56 |
| **Saskatoon CMA** | | | | | | | | | |
| Q2 2014 | 214 | 52 | 22 | 1 | 54 | 100 | n/a | n/a | 443 |
| Q2 2013 | 223 | 32 | 4 | 15 | 31 | 194 | n/a | n/a | 499 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## Second Quarter 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Central** | | | | | | | | | |
| Q2 2014 | 3 | 1 | 0 | 0 | 16 | 0 | n/a | n/a | 20 |
| Q2 2013 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **South** | | | | | | | | | |
| Q2 2014 | 89 | 18 | 2 | 0 | 0 | 49 | n/a | n/a | 158 |
| Q2 2013 | 97 | 12 | 0 | 8 | 23 | 6 | n/a | n/a | 146 |
| **Southeast** | | | | | | | | | |
| Q2 2014 | 59 | 3 | 0 | 0 | 2 | 9 | n/a | n/a | 73 |
| Q2 2013 | 42 | 1 | 0 | 0 | 11 | 8 | n/a | n/a | 62 |
| **Northeast** | | | | | | | | | |
| Q2 2014 | 112 | 4 | 0 | 0 | 43 | 40 | n/a | n/a | 199 |
| Q2 2013 | 115 | 9 | 0 | 4 | 18 | 79 | n/a | n/a | 225 |
| **North** | | | | | | | | | |
| Q2 2014 | 3 | 4 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| Q2 2013 | 1 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| **South/West** | | | | | | | | | |
| Q2 2014 | 4 | 5 | 0 | 0 | 0 | 0 | n/a | n/a | 9 |
| Q2 2013 | 0 | 4 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| **West** | | | | | | | | | |
| Q2 2014 | 58 | 2 | 0 | 0 | 1 | 11 | n/a | n/a | 72 |
| Q2 2013 | 66 | 0 | 0 | 0 | 3 | 10 | n/a | n/a | 79 |
| **Remainder of the CMA** | | | | | | | | | |
| Q2 2014 | 119 | 10 | 6 | 0 | 44 | 8 | n/a | n/a | 187 |
| Q2 2013 | 134 | 21 | 17 | 0 | 7 | 0 | n/a | n/a | 179 |
| **Saskatoon CMA** | | | | | | | | | |
| Q2 2014 | 447 | 47 | 8 | 0 | 106 | 117 | n/a | n/a | 725 |
| Q2 2013 | 456 | 49 | 17 | 12 | 62 | 103 | n/a | n/a | 699 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.3: History of Housing Starts of Saskatoon CMA 2004 - 2013**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2013 | 1,657 | 204 | 21 | 1 | 391 | 481 | 0 | 225 | 2,980 |
| % Change | -15.9 | 17.2 | -69.1 | -98.1 | 88.9 | -52.2 | -100.0 | -5.5 | -20.6 |
| 2012 | 1,971 | 174 | 68 | 54 | 207 | 1,007 | 34 | 238 | 3,753 |
| % Change | 23.3 | 70.6 | -29.9 | ** | -38.4 | 117.5 | n/a | -38.7 | 25.4 |
| 2011 | 1,599 | 102 | 97 | 9 | 336 | 463 | 0 | 388 | 2,994 |
| % Change | -2.4 | 59.4 | 155.3 | n/a | 45.5 | 145.0 | n/a | 75.6 | 25.7 |
| 2010 | 1,638 | 64 | 38 | 0 | 231 | 189 | 0 | 221 | 2,381 |
| % Change | 48.8 | 52.4 | 58.3 | n/a | 59.3 | 65.8 | -100.0 | n/a | 66.7 |
| 2009 | 1,101 | 42 | 24 | 0 | 145 | 114 | 2 | 0 | 1,428 |
| % Change | -14.3 | -53.3 | n/a | -100.0 | -40.1 | -83.7 | n/a | n/a | -38.4 |
| 2008 | 1,285 | 90 | 0 | 3 | 242 | 699 | 0 | 0 | 2,319 |
| % Change | -10.7 | -10.0 | n/a | -93.5 | -34.6 | 136.9 | -100.0 | -100.0 | -2.6 |
| 2007 | 1,439 | 100 | 0 | 46 | 370 | 295 | 18 | 112 | 2,380 |
| % Change | 53.4 | 138.1 | n/a | 119.0 | 132.7 | -5.4 | ** | ** | 59.1 |
| 2006 | 938 | 42 | 0 | 21 | 159 | 312 | 4 | 20 | 1,496 |
| % Change | 29.7 | -27.6 | n/a | -25.0 | ** | 58.4 | -50.0 | ** | 40.9 |
| 2005 | 723 | 58 | 0 | 28 | 44 | 197 | 8 | 4 | 1,062 |
| % Change | -1.1 | -32.6 | n/a | 27.3 | -87.0 | -49.1 | -42.9 | n/a | -32.7 |
| 2004 | 731 | 86 | 0 | 22 | 338 | 387 | 14 | 0 | 1,578 |

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**
**Second Quarter 2014**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | % Change |
| Central | 1 | 0 | 2 | 0 | 0 | 0 | 4 | 0 | 7 | 0 | n/a |
| South | 82 | 85 | 14 | 14 | 16 | 5 | 239 | 24 | 351 | 128 | 174.2 |
| Southeast | 124 | 60 | 0 | 0 | 0 | 0 | 159 | 0 | 283 | 60 | ** |
| Northeast | 123 | 89 | 4 | 2 | 26 | 54 | 14 | 0 | 167 | 145 | 15.2 |
| North | 4 | 1 | 8 | 0 | 0 | 0 | 0 | 0 | 12 | 1 | ** |
| South/West | 1 | 2 | 0 | 6 | 0 | 0 | 0 | 0 | 1 | 8 | -87.5 |
| West | 68 | 96 | 0 | 0 | 44 | 16 | 0 | 36 | 112 | 148 | -24.3 |
| Remainder of the CMA | 156 | 106 | 10 | 6 | 36 | 27 | 24 | 0 | 226 | 139 | 62.6 |
| **Saskatoon CMA** | 559 | 439 | 38 | 28 | 122 | 102 | 440 | 60 | 1,159 | 629 | 84.3 |

**Table 2.1: Starts by Submarket and by Dwelling Type**
**January - June 2014**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | % Change |
| Central | 2 | 0 | 2 | 0 | 0 | 0 | 4 | 0 | 8 | 0 | n/a |
| South | 129 | 136 | 18 | 22 | 16 | 5 | 414 | 24 | 577 | 187 | ** |
| Southeast | 140 | 119 | 0 | 2 | 0 | 6 | 228 | 0 | 368 | 127 | 189.8 |
| Northeast | 174 | 141 | 8 | 8 | 38 | 67 | 83 | 48 | 303 | 264 | 14.8 |
| North | 4 | 1 | 10 | 2 | 0 | 0 | 0 | 0 | 14 | 3 | ** |
| South/West | 1 | 4 | 6 | 8 | 0 | 9 | 0 | 0 | 7 | 21 | -66.7 |
| West | 90 | 147 | 0 | 2 | 44 | 28 | 0 | 95 | 134 | 272 | -50.7 |
| Remainder of the CMA | 238 | 175 | 34 | 6 | 52 | 35 | 24 | 4 | 348 | 220 | 58.2 |
| **Saskatoon CMA** | 778 | 723 | 78 | 50 | 150 | 150 | 753 | 171 | 1,759 | 1,094 | 60.8 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**
**Second Quarter 2014**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 |
| Central | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 |
| South | 16 | 5 | 0 | 0 | 83 | 24 | 156 | 0 |
| Southeast | 0 | 0 | 0 | 0 | 159 | 0 | 0 | 0 |
| Northeast | 26 | 54 | 0 | 0 | 0 | 0 | 14 | 0 |
| North | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| South/West | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West | 44 | 16 | 0 | 0 | 0 | 36 | 0 | 0 |
| Remainder of the CMA | 32 | 27 | 4 | 0 | 24 | 0 | 0 | 0 |
| **Saskatoon CMA** | 118 | 102 | 4 | 0 | 270 | 60 | 170 | 0 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**
**January - June 2014**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Central | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 |
| South | 16 | 5 | 0 | 0 | 144 | 24 | 270 | 0 |
| Southeast | 0 | 6 | 0 | 0 | 228 | 0 | 0 | 0 |
| Northeast | 38 | 67 | 0 | 0 | 69 | 48 | 14 | 0 |
| North | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| South/West | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 |
| West | 44 | 28 | 0 | 0 | 0 | 75 | 0 | 20 |
| Remainder of the CMA | 48 | 35 | 4 | 0 | 24 | 4 | 0 | 0 |
| **Saskatoon CMA** | 146 | 150 | 4 | 0 | 469 | 151 | 284 | 20 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**
**Second Quarter 2014**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 |
| Central | 3 | 0 | 4 | 0 | 0 | 0 | 7 | 0 |
| South | 94 | 97 | 101 | 31 | 156 | 0 | 351 | 128 |
| Southeast | 124 | 60 | 159 | 0 | 0 | 0 | 283 | 60 |
| Northeast | 127 | 90 | 26 | 55 | 14 | 0 | 167 | 145 |
| North | 12 | 1 | 0 | 0 | 0 | 0 | 12 | 1 |
| South/West | 1 | 8 | 0 | 0 | 0 | 0 | 1 | 8 |
| West | 68 | 96 | 44 | 52 | 0 | 0 | 112 | 148 |
| Remainder of the CMA | 182 | 119 | 40 | 20 | 4 | 0 | 226 | 139 |
| **Saskatoon CMA** | 611 | 471 | 374 | 158 | 174 | 0 | 1,159 | 629 |

**Table 2.5: Starts by Submarket and by Intended Market**
**January - June 2014**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Central | 4 | 0 | 4 | 0 | 0 | 0 | 8 | 0 |
| South | 145 | 156 | 162 | 31 | 270 | 0 | 577 | 187 |
| Southeast | 140 | 121 | 228 | 6 | 0 | 0 | 368 | 127 |
| Northeast | 181 | 148 | 107 | 116 | 15 | 0 | 303 | 264 |
| North | 14 | 3 | 0 | 0 | 0 | 0 | 14 | 3 |
| South/West | 7 | 21 | 0 | 0 | 0 | 0 | 7 | 21 |
| West | 90 | 149 | 44 | 103 | 0 | 20 | 134 | 272 |
| Remainder of the CMA | 268 | 188 | 76 | 32 | 4 | 0 | 348 | 220 |
| **Saskatoon CMA** | 849 | 786 | 621 | 288 | 289 | 20 | 1,759 | 1,094 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
## Second Quarter 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | % Change |
| Central | 2 | 0 | 4 | 0 | 16 | 0 | 0 | 0 | 22 | 0 | n/a |
| South | 82 | 82 | 28 | 12 | 15 | 21 | 45 | 20 | 170 | 135 | 25.9 |
| Southeast | 70 | 47 | 6 | 0 | 0 | 12 | 0 | 0 | 76 | 59 | 28.8 |
| Northeast | 84 | 117 | 6 | 10 | 45 | 17 | 0 | 140 | 135 | 284 | -52.5 |
| North | 2 | 2 | 4 | 2 | 0 | 0 | 0 | 0 | 6 | 4 | 50.0 |
| South/West | 6 | 0 | 4 | 8 | 0 | 0 | 0 | 0 | 10 | 8 | 25.0 |
| West | 42 | 67 | 6 | 2 | 0 | 0 | 55 | 75 | 103 | 144 | -28.5 |
| Remainder of the CMA | 100 | 137 | 28 | 12 | 36 | 22 | 0 | 0 | 164 | 171 | -4.1 |
| **Saskatoon CMA** | 388 | 452 | 86 | 46 | 112 | 72 | 100 | 235 | 686 | 805 | -14.8 |

## Table 3.1: Completions by Submarket and by Dwelling Type
## January - June 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | % Change |
| Central | 4 | 1 | 6 | 0 | 16 | 0 | 0 | 0 | 26 | 1 | ** |
| South | 138 | 181 | 36 | 20 | 15 | 25 | 45 | 20 | 234 | 246 | -4.9 |
| Southeast | 128 | 100 | 10 | 0 | 0 | 12 | 0 | 0 | 138 | 112 | 23.2 |
| Northeast | 182 | 205 | 10 | 12 | 51 | 38 | 66 | 208 | 309 | 463 | -33.3 |
| North | 3 | 2 | 10 | 4 | 0 | 0 | 0 | 0 | 13 | 6 | 116.7 |
| South/West | 7 | 1 | 16 | 16 | 4 | 0 | 0 | 0 | 27 | 17 | 58.8 |
| West | 105 | 149 | 8 | 2 | 0 | 52 | 155 | 147 | 268 | 350 | -23.4 |
| Remainder of the CMA | 267 | 289 | 50 | 28 | 48 | 27 | 0 | 6 | 365 | 350 | 4.3 |
| **Saskatoon CMA** | 834 | 928 | 146 | 82 | 134 | 154 | 266 | 381 | 1,380 | 1,545 | -10.7 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**
**Second Quarter 2014**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 |
| Central | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| South | 15 | 21 | 0 | 0 | 45 | 20 | 0 | 0 |
| Southeast | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| Northeast | 45 | 17 | 0 | 0 | 0 | 140 | 0 | 0 |
| North | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| South/West | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West | 0 | 0 | 0 | 0 | 55 | 75 | 0 | 0 |
| Remainder of the CMA | 36 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Saskatoon CMA** | 112 | 72 | 0 | 0 | 100 | 235 | 0 | 0 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**
**January - June 2014**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Central | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| South | 15 | 25 | 0 | 0 | 45 | 20 | 0 | 0 |
| Southeast | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| Northeast | 51 | 38 | 0 | 0 | 66 | 208 | 0 | 0 |
| North | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| South/West | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West | 0 | 18 | 0 | 34 | 155 | 147 | 0 | 0 |
| Remainder of the CMA | 48 | 27 | 0 | 0 | 0 | 6 | 0 | 0 |
| **Saskatoon CMA** | 134 | 120 | 0 | 34 | 266 | 381 | 0 | 0 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**
**Second Quarter 2014**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 |
| Central | 6 | 0 | 16 | 0 | 0 | 0 | 22 | 0 |
| South | 121 | 93 | 45 | 41 | 4 | 1 | 170 | 135 |
| Southeast | 74 | 47 | 2 | 12 | 0 | 0 | 76 | 59 |
| Northeast | 86 | 122 | 45 | 162 | 4 | 0 | 135 | 284 |
| North | 6 | 4 | 0 | 0 | 0 | 0 | 6 | 4 |
| South/West | 9 | 8 | 0 | 0 | 1 | 0 | 10 | 8 |
| West | 48 | 67 | 55 | 77 | 0 | 0 | 103 | 144 |
| Remainder of the CMA | 114 | 163 | 50 | 8 | 0 | 0 | 164 | 171 |
| **Saskatoon CMA** | 464 | 504 | 213 | 300 | 9 | 1 | 686 | 805 |

**Table 3.5: Completions by Submarket and by Intended Market**
**January - June 2014**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Central | 8 | 1 | 16 | 0 | 2 | 0 | 26 | 1 |
| South | 184 | 180 | 45 | 65 | 5 | 1 | 234 | 246 |
| Southeast | 136 | 100 | 2 | 12 | 0 | 0 | 138 | 112 |
| Northeast | 188 | 209 | 117 | 251 | 4 | 0 | 309 | 463 |
| North | 13 | 6 | 0 | 0 | 0 | 0 | 13 | 6 |
| South/West | 26 | 17 | 0 | 0 | 1 | 0 | 27 | 17 |
| West | 113 | 149 | 155 | 167 | 0 | 34 | 268 | 350 |
| Remainder of the CMA | 294 | 336 | 70 | 14 | 1 | 0 | 365 | 350 |
| **Saskatoon CMA** | 962 | 998 | 405 | 512 | 13 | 35 | 1,380 | 1,545 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## Second Quarter 2014

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $300,000 | | $300,000 - $349,999 | | $350,000 - $399,999 | | $400,000 - $499,999 | | $500,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Central** | | | | | | | | | | | | | |
| Q2 2014 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 3 | -- | -- |
| Q2 2013 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2014 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 75.0 | 4 | -- | -- |
| Year-to-date 2013 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| **South** | | | | | | | | | | | | | |
| Q2 2014 | 0 | 0.0 | 7 | 8.0 | 21 | 23.9 | 47 | 53.4 | 13 | 14.8 | 88 | 436,950 | 440,254 |
| Q2 2013 | 4 | 3.9 | 24 | 23.3 | 23 | 22.3 | 39 | 37.9 | 13 | 12.6 | 103 | 403,900 | 409,236 |
| Year-to-date 2014 | 1 | 0.7 | 10 | 7.0 | 29 | 20.3 | 77 | 53.8 | 26 | 18.2 | 143 | 439,900 | 459,382 |
| Year-to-date 2013 | 8 | 5.0 | 39 | 24.4 | 35 | 21.9 | 59 | 36.9 | 19 | 11.9 | 160 | 398,639 | 416,014 |
| **Southeast** | | | | | | | | | | | | | |
| Q2 2014 | 0 | 0.0 | 2 | 3.4 | 4 | 6.8 | 33 | 55.9 | 20 | 33.9 | 59 | 459,850 | 501,033 |
| Q2 2013 | 0 | 0.0 | 4 | 9.5 | 2 | 4.8 | 12 | 28.6 | 24 | 57.1 | 42 | 522,000 | 519,996 |
| Year-to-date 2014 | 1 | 0.9 | 4 | 3.5 | 10 | 8.8 | 55 | 48.7 | 43 | 38.1 | 113 | 466,571 | 495,999 |
| Year-to-date 2013 | 0 | 0.0 | 6 | 7.6 | 11 | 13.9 | 28 | 35.4 | 34 | 43.0 | 79 | 479,900 | 493,621 |
| **Northeast** | | | | | | | | | | | | | |
| Q2 2014 | 2 | 1.8 | 7 | 6.3 | 20 | 17.9 | 38 | 33.9 | 45 | 40.2 | 112 | 442,271 | 485,315 |
| Q2 2013 | 2 | 1.7 | 14 | 11.9 | 16 | 13.6 | 43 | 36.4 | 43 | 36.4 | 118 | 473,158 | 486,964 |
| Year-to-date 2014 | 3 | 1.5 | 14 | 7.2 | 31 | 15.9 | 72 | 36.9 | 75 | 38.5 | 195 | 450,000 | 493,557 |
| Year-to-date 2013 | 3 | 1.5 | 25 | 12.8 | 26 | 13.3 | 75 | 38.5 | 66 | 33.8 | 195 | 469,900 | 482,449 |
| **North** | | | | | | | | | | | | | |
| Q2 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 2 | 66.7 | 0 | 0.0 | 3 | -- | -- |
| Q2 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 1 | 25.0 | 0 | 0.0 | 1 | 25.0 | 2 | 50.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| **South/West** | | | | | | | | | | | | | |
| Q2 2014 | 2 | 50.0 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 1 | 25.0 | 4 | -- | -- |
| Q2 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 3 | 50.0 | 1 | 16.7 | 1 | 16.7 | 0 | 0.0 | 1 | 16.7 | 6 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| **West** | | | | | | | | | | | | | |
| Q2 2014 | 0 | 0.0 | 7 | 12.3 | 11 | 19.3 | 37 | 64.9 | 2 | 3.5 | 57 | 425,000 | 421,385 |
| Q2 2013 | 8 | 12.1 | 25 | 37.9 | 16 | 24.2 | 16 | 24.2 | 1 | 1.5 | 66 | 352,400 | 365,056 |
| Year-to-date 2014 | 0 | 0.0 | 15 | 14.3 | 30 | 28.6 | 56 | 53.3 | 4 | 3.8 | 105 | 415,000 | 412,744 |
| Year-to-date 2013 | 14 | 12.7 | 48 | 43.6 | 24 | 21.8 | 21 | 19.1 | 3 | 2.7 | 110 | 348,894 | 362,612 |
| **Remainder of the CMA** | | | | | | | | | | | | | |
| Q2 2014 | 21 | 17.8 | 26 | 22.0 | 24 | 20.3 | 28 | 23.7 | 19 | 16.1 | 118 | 378,400 | 396,379 |
| Q2 2013 | 23 | 17.3 | 42 | 31.6 | 35 | 26.3 | 20 | 15.0 | 13 | 9.8 | 133 | 354,900 | 385,924 |
| Year-to-date 2014 | 43 | 15.9 | 79 | 29.3 | 46 | 17.0 | 61 | 22.6 | 41 | 15.2 | 270 | 359,900 | 392,772 |
| Year-to-date 2013 | 47 | 18.1 | 89 | 34.2 | 55 | 21.2 | 36 | 13.8 | 33 | 12.7 | 260 | 344,950 | 391,239 |
| **Saskatoon CMA** | | | | | | | | | | | | | |
| Q2 2014 | 26 | 5.9 | 49 | 11.0 | 82 | 18.5 | 185 | 41.7 | 102 | 23.0 | 444 | 434,170 | 446,748 |
| Q2 2013 | 38 | 8.2 | 109 | 23.5 | 92 | 19.9 | 130 | 28.1 | 94 | 20.3 | 463 | 399,900 | 425,813 |
| Year-to-date 2014 | 53 | 6.3 | 123 | 14.6 | 148 | 17.6 | 323 | 38.5 | 193 | 23.0 | 840 | 429,900 | 444,966 |
| Year-to-date 2013 | 73 | 9.0 | 208 | 25.7 | 153 | 18.9 | 219 | 27.1 | 155 | 19.2 | 808 | 393,378 | 423,990 |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price ($) of Absorbed Single-detached Units**
**Second Quarter 2014**

| Submarket | Q2 2014 | Q2 2013 | % Change | YTD 2014 | YTD 2013 | % Change |
|---|---|---|---|---|---|---|
| Central | -- | -- | n/a | -- | -- | n/a |
| South | 440,254 | 409,236 | 7.6 | 459,382 | 416,014 | 10.4 |
| Southeast | 501,033 | 519,996 | -3.6 | 495,999 | 493,621 | 0.5 |
| Northeast | 485,315 | 486,964 | -0.3 | 493,557 | 482,449 | 2.3 |
| North | -- | -- | n/a | -- | -- | n/a |
| South/West | -- | -- | n/a | -- | -- | n/a |
| West | 421,385 | 365,056 | 15.4 | 412,744 | 362,612 | 13.8 |
| Remainder of the CMA | 396,379 | 385,924 | 2.7 | 392,772 | 391,239 | 0.4 |
| **Saskatoon CMA** | 446,748 | 425,813 | 4.9 | 444,966 | 423,990 | 4.9 |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Saskatoon**
**Second Quarter 2014**

| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2013 | January | 286 | -2.7 | 411 | 797 | 882 | 46.6 | 320,812 | 3.5 | 326,127 |
| | February | 349 | -16.9 | 413 | 722 | 857 | 48.2 | 313,781 | 5.4 | 326,359 |
| | March | 465 | -2.3 | 476 | 889 | 905 | 52.6 | 331,249 | 5.0 | 334,453 |
| | April | 564 | 7.8 | 454 | 1,153 | 860 | 52.8 | 345,776 | 4.8 | 335,809 |
| | May | 558 | -9.6 | 438 | 1,299 | 915 | 47.9 | 341,737 | 7.3 | 335,590 |
| | June | 608 | 9.7 | 539 | 1,115 | 969 | 55.6 | 335,046 | 4.7 | 331,869 |
| | July | 617 | 10.2 | 469 | 1,142 | 951 | 49.3 | 323,441 | 0.1 | 324,349 |
| | August | 504 | 3.3 | 461 | 1,058 | 1,006 | 45.8 | 327,281 | 2.0 | 325,351 |
| | September | 459 | 5.5 | 467 | 1,095 | 1,012 | 46.1 | 338,309 | 7.8 | 334,674 |
| | October | 497 | 11.9 | 488 | 977 | 989 | 49.3 | 331,750 | 1.4 | 331,745 |
| | November | 389 | 12.1 | 497 | 689 | 1,024 | 48.5 | 334,440 | 1.3 | 333,335 |
| | December | 247 | 2.9 | 429 | 449 | 1,014 | 42.3 | 328,407 | 1.2 | 332,369 |
| 2014 | January | 321 | 12.2 | 480 | 906 | 990 | 48.5 | 332,133 | 3.5 | 338,635 |
| | February | 383 | 9.7 | 458 | 847 | 985 | 46.5 | 335,562 | 6.9 | 347,054 |
| | March | 501 | 7.7 | 493 | 1,090 | 1,060 | 46.5 | 344,600 | 4.0 | 345,790 |
| | April | 589 | 4.4 | 484 | 1,271 | 1,025 | 47.2 | 338,810 | -2.0 | 330,844 |
| | May | 668 | 19.7 | 528 | 1,388 | 1,062 | 49.7 | 338,195 | -1.0 | 333,826 |
| | June | 705 | 16.0 | 572 | 1,310 | 1,039 | 55.1 | 345,773 | 3.2 | 341,850 |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q2 2013 | 1,730 | 2.1 | | 3,567 | | | 340,702 | 5.6 | |
| | Q2 2014 | 1,962 | 13.4 | | 3,969 | | | 341,103 | 0.1 | |
| | YTD 2013 | 2,830 | -1.9 | | 5,975 | | | 333,819 | 5.5 | |
| | YTD 2014 | 3,167 | 11.9 | | 6,812 | | | 340,077 | 1.9 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

## Table 6: Economic Indicators
## Second Quarter 2014

| | | Interest Rates | | | NHPI, Total, Saskatoon CMA 2007=100 | CPI, 2002 =100 | Saskatoon Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2013 | January | 595 | 3.00 | 5.24 | 119.2 | 123.8 | 156.8 | 5.0 | 71.6 | 937 |
| | February | 595 | 3.00 | 5.24 | 119.2 | 125.0 | 157.7 | 4.4 | 71.4 | 941 |
| | March | 590 | 3.00 | 5.14 | 119.8 | 125.3 | 159.3 | 4.0 | 71.6 | 950 |
| | April | 590 | 3.00 | 5.14 | 120.1 | 125.4 | 160.6 | 3.7 | 71.8 | 949 |
| | May | 590 | 3.00 | 5.14 | 120.1 | 126.0 | 161.8 | 3.9 | 72.1 | 952 |
| | June | 590 | 3.14 | 5.14 | 120.7 | 126.1 | 162.2 | 3.9 | 72.1 | 941 |
| | July | 590 | 3.14 | 5.14 | 120.5 | 125.9 | 162.3 | 4.0 | 71.9 | 939 |
| | August | 601 | 3.14 | 5.34 | 120.9 | 125.7 | 163.7 | 4.3 | 72.5 | 932 |
| | September | 601 | 3.14 | 5.34 | 120.9 | 126.4 | 164.4 | 4.4 | 72.6 | 937 |
| | October | 601 | 3.14 | 5.34 | 121.6 | 126.6 | 164.4 | 4.6 | 72.5 | 941 |
| | November | 601 | 3.14 | 5.34 | 121.7 | 126.2 | 164.5 | 4.2 | 72.0 | 936 |
| | December | 601 | 3.14 | 5.34 | 121.7 | 126.0 | 164.9 | 4.2 | 71.9 | 930 |
| 2014 | January | 595 | 3.14 | 5.24 | 123.4 | 126.4 | 165 | 4.3 | 71.8 | 930 |
| | February | 595 | 3.14 | 5.24 | 123.4 | 127.7 | 165.1 | 4.4 | 71.7 | 939 |
| | March | 581 | 3.14 | 4.99 | 123.3 | 128.6 | 164.8 | 4.6 | 71.5 | 951 |
| | April | 570 | 3.14 | 4.79 | 123.4 | 128.6 | 165.8 | 4.4 | 71.5 | 956 |
| | May | 570 | 3.14 | 4.79 | 123.4 | 129.0 | 167.0 | 4.2 | 71.6 | 955 |
| | June | 570 | 3.14 | 4.79 | | 128.8 | 168.1 | 3.8 | 71.5 | 948 |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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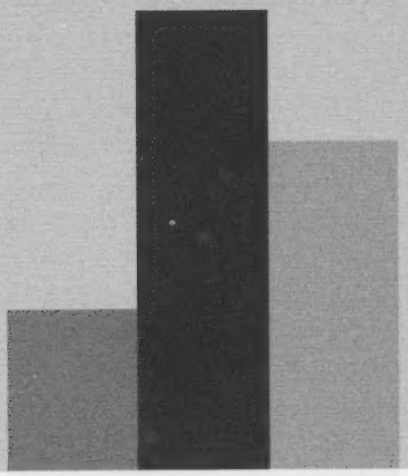

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